



## Balcarres Road, Leyland

**O.I.R.O £275,000**

Ben Rose Estate Agents are pleased to present to market this beautifully renovated and extended three-bedroom, semi-detached home, located in a popular area of Leyland. This stunning family property offers a perfect blend of modern open-plan living with traditional charm, making it ideal for growing families or those seeking a stylish, move-in-ready home. The property is situated close to a wealth of local amenities including shops, cafes, and reputable schools. Leyland Train Station is only a short distance away, offering excellent commuter links to nearby towns and cities such as Preston, Chorley, and Manchester. The home also benefits from easy access to major motorway networks including the M6, M61, and M65, as well as local bus routes and nearby leisure facilities such as Worden Park and Leyland Golf Club.

Stepping inside, you are greeted by a welcoming reception hall with the staircase just off to the side, setting the tone for the stylish interior throughout. The front lounge is beautifully presented, featuring a charming bay-fronted window that fills the room with natural light, and a feature fireplace that adds a cosy focal point to the space. Moving towards the rear, you'll find the heart of the home – a stunning open-plan kitchen and breakfast room which has been recently decorated. This impressive area has been thoughtfully designed to maximise both style and practicality, featuring a bespoke fitted kitchen complete with dual fridge/freezers, a dishwasher, and a Belfast sink. A central island with a breakfast bar provides the perfect spot for family dining or entertaining guests, while the additional reception space allows for a relaxed seating area. Bi-folding doors open out to the rear garden, seamlessly blending indoor and outdoor living. Completing the ground floor is a handy under-stair storage cupboard and a convenient WC.

To the first floor, you'll find three well-proportioned bedrooms, all beautifully presented. The master bedroom and second bedroom both feature fitted wardrobes, offering ample storage space, while the third bedroom provides flexibility for use as a child's room, guest bedroom, or home office. The modern three-piece family bathroom is tastefully finished, complete with an over-the-bath shower and contemporary fixtures. Above, the loft is also fully boarded and provides additional storage options.

Externally, the property enjoys a lovely position with ample on-road parking available to the front and additional parking space along the side street. The rear garden is a delightful, low-maintenance space, featuring a tiled seating area perfect for outdoor dining and an artificial lawn that wraps neatly around to the side of the home. A unique addition is the gated access from the side street, allowing this area to double as a private driveway if desired.

Overall, this is a beautifully finished family home that combines high-quality modern living with a convenient Leyland location — ready to move straight into and enjoy.





































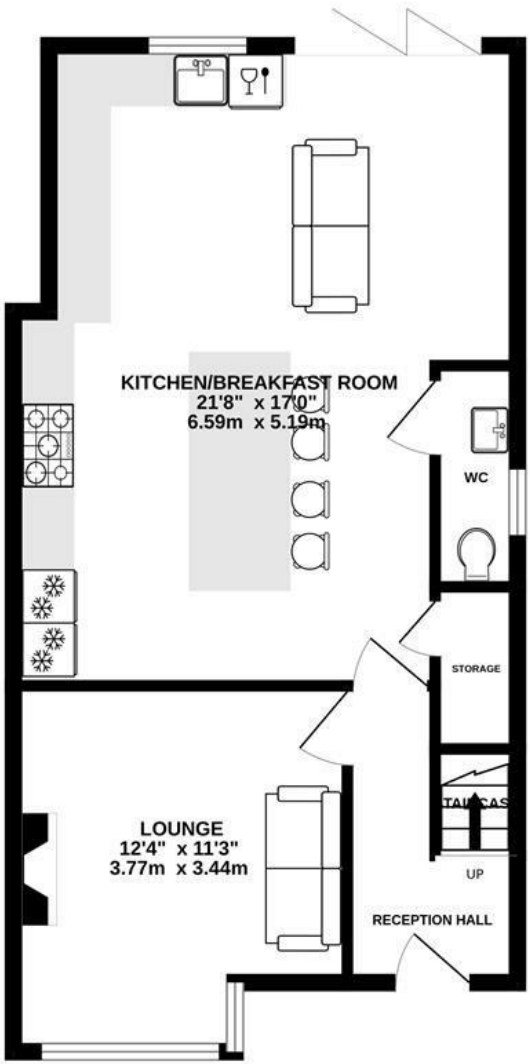




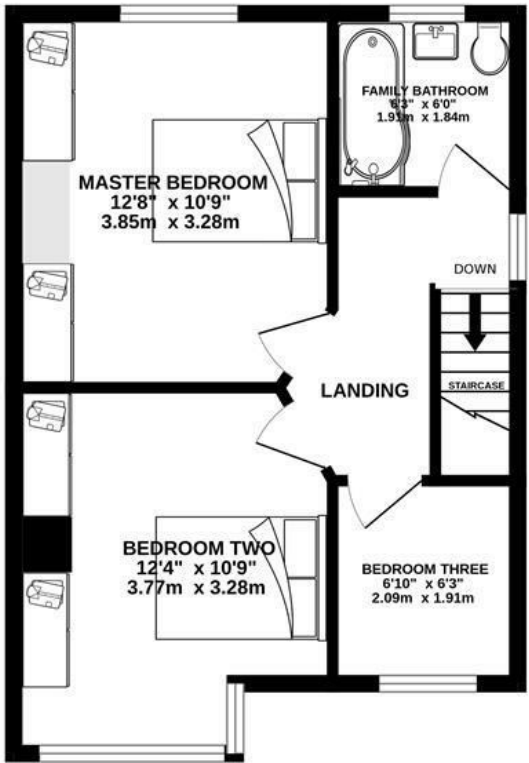


# BEN ROSE

GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.




TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 